



Bank-Owned ±103,105 RSF Office Building

6625 The Corners Pkwy
Peachtree Corners, GA 30092



DISCLAIMER & LIMITING CONDITIONS

Bull Realty, Inc. has been retained as the exclusive brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.

CONTACT INFORMATION

MICHAEL BULL, CCIM
President, The Office Group
Michael@BullRealty.com
404-876-1640 x 101

AUSTIN BULL
Commercial Real Estate Advisor
Austin@BullRealty.com
404-876-1640 x 175

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



TABLE OF CONTENTS

Executive Summary	05
Property Information	06
Financial Information	07
Photos	10
Floor Plans	12
Survey	18
Sale Comps	19
Tenant Information	20
Local Office Market	23
Peachtree Corners	24
In The Neighborhood	25
In The Area	26
Atlanta Market	23
Broker Profiles	31
About Bull Realty	32
Confidentiality Agreement	33

01

PROPERTY OVERVIEW

Executive Summary



BANK-OWNED 103,105 RSF OFFICE BUILDING PEACHTREE CORNERS I ATLANTA MSA

Opportunity to acquire a majestic 5-story office building in Peachtree Corners, a popular and growing sub-market of Atlanta at only \$96.98 per RSF, a fraction of replacement costs. This well-maintained asset is in excellent condition with renovated lobbies, common corridors, bathrooms, elevators, HVAC and outdoor amenity space.

The building offers existing income from excellent tenants and below market pricing for huge upside potential. Projections suggest the building could be stabilized within 24 months providing significant gain opportunities. Four and five star office buildings in this sub-market have experienced over 100K SF of positive absorption in the last 12 months.

- Excellent condition with recent renovations and build-outs
- Inviting entrance, lobby and outdoor amenity spaces
- Sprinkled grounds, security cameras and controlled access systems
- 6.5-acre corner site with 380 parking spaces and lush landscaping
- Outdoor covered smoking area, dock-high loading and generator
- Currently 42.6% occupied with gross income of \$969,434
- Current net operating income of \$229,084 at current occupancy
- Turnkey upscale $\pm 22,346$ SF full third floor available in move-in condition
- Full $\pm 22,346$ SF top fifth floor available and ready for your custom floor plan
- Grade A like new roof

Do not disturb tenants

Shown by appointment only



BUILDING SIZE:
 $\pm 103,105$ RSF



PRICE PER SF:
\$96.98



PRICING GUIDANCE:
\$10,000,000

Property Information



ADDRESS:	6625 The Corners, Peachtree Corners, GA 30092
COUNTY:	Gwinnett
ZONING:	C2 - General Business
SITE SIZE:	±6.5 Acres
BUILDING SIZE:	±103,105 RSF
FLOORS:	5
ELEVATORS:	2
PARKING SPACES:	380 Parking spaces (3.69 1,000 SF)
YEAR BUILT/ RENOVATED:	1986/2022
EXTERIOR FINISH:	Concrete and glass
FOOTING & FOUNDATION:	Concrete slab poured on grade with concrete footings around perimeter
ROOF:	Firestone 60 mil flat membrane in grade A like new condition
PLUMBING:	Copper supply lines and PVC waste lines
LOADING:	Exterior dock-high
CEILING HEIGHT:	12 feet
GENERATOR:	Yes
CONDITION:	Excellent
STRUCTURAL FRAME:	Concrete tilt-up
WINDOWS:	Glass in aluminum frames, insulated glass
HVAC:	Central HVAC with roof-mounted compressors
RESTROOM:	Men's and women's on each floor
SMOKING AREA:	Exterior covered with seating
OUTDOOR AMENITY:	Inviting outdoor umbrellas with seating areas
RENOVATIONS:	Upgraded elevators, lobbies and HVAC capital improvements



Financial Information



SUITE	TENANT	RATE	ANNUAL
100 & 115	Visix, Inc	\$22.66 / SF	\$214,363.56
120	RTW Logistics	\$22.15 / SF	\$36,631.92
200 & 210	Conway	\$22.40 / SF	\$234,035.16
140 & 425	ALM Auto	\$20.50 / SF	\$193,563.96
400	LS Cable	\$22.61 / SF	\$161,141.52
450	Reinforced Earth	\$22.15 / SF	\$126,916.28
--	TW Telecom	--	\$1,800
Existing Annual Income			\$969,434

Current Occupancy:	42.6%
Current Average Rent per SF:	\$21.83
WALT:	4 Years
Lease Type:	Full-service base year expense stops
Existing Tenants:	6
Current # of Suites:	11
Replacement Cost Estimate:	\$24,480,000
Pricing Guidance:	\$10,000,000

EXISTING P&L

Income at 42.6% Occupancy	\$969,434.40
Expense Estimate	\$746,893.19
Annual NOI	\$222,541.21

PROFORMA P&L

Income at 85% Occupancy	\$1,913,164
Expense Estimate	\$746,893.19
Annual NOI	\$1,172,814





PHOTOS - SUITE 300

[>> CLICK HERE FOR VIRTUAL TOUR](#)



Reception Area



Cafe/Breakroom



Conference Room



Private Office



Open Office Space



Bright Private Office



Open Office Space



Open Office Space

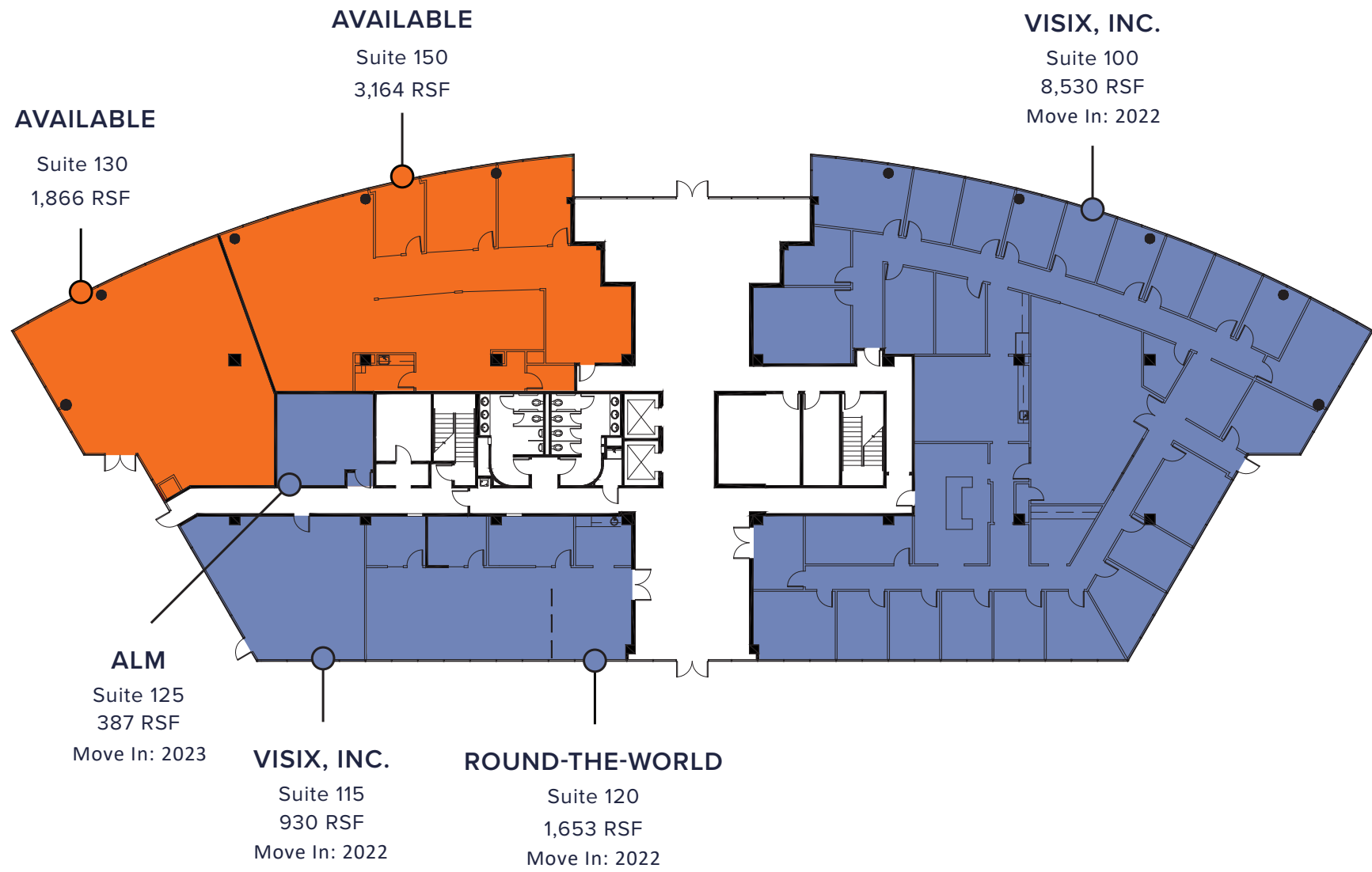
PHOTOS - 5TH FLOOR



Floor Plans - 1st Floor



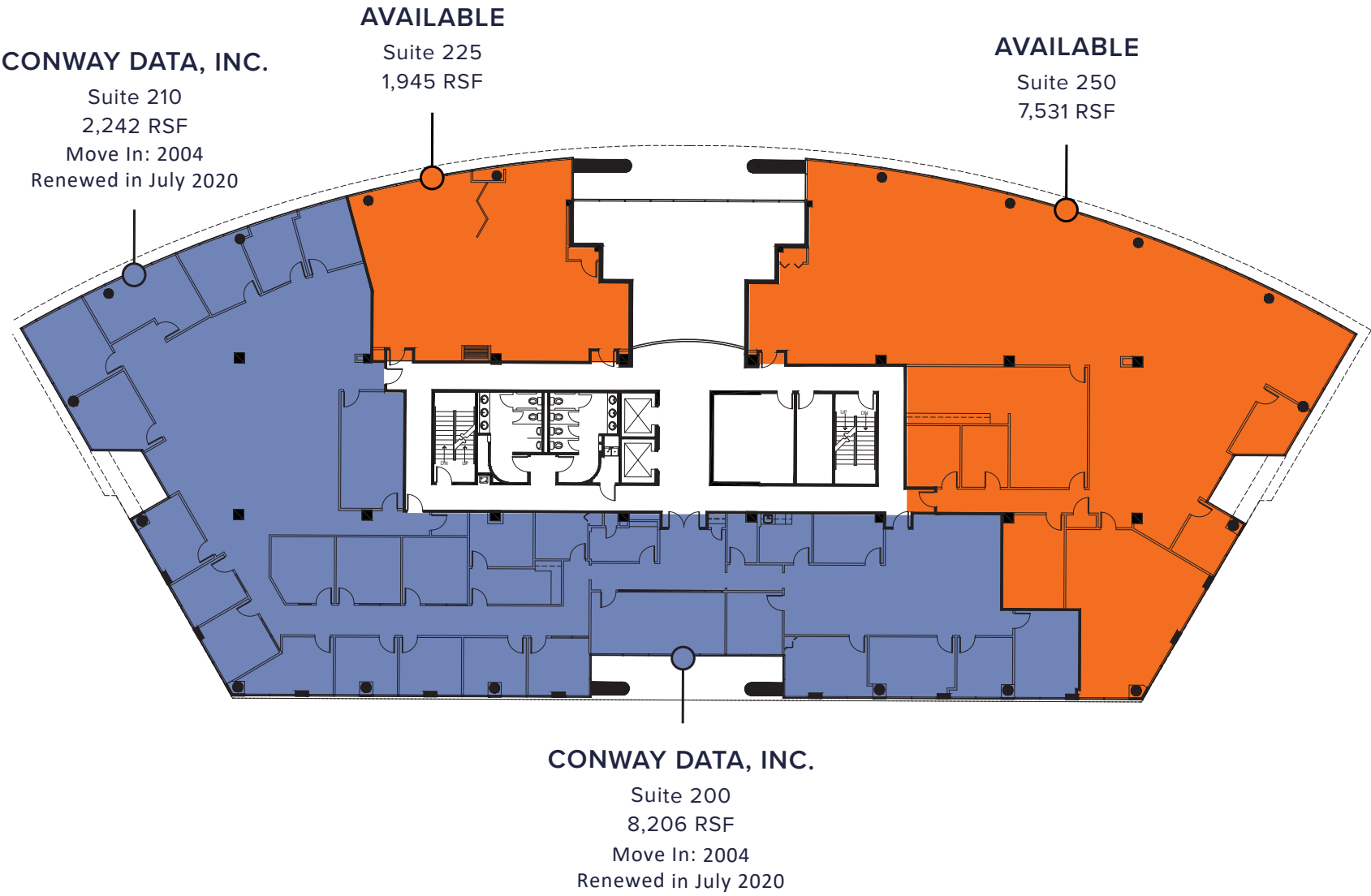
6625 THE CORNERS PKWY



Floor Plans - 2nd Floor

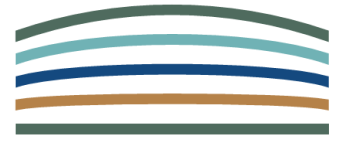


6625 THE CORNERS PKWY



Floor Plans - 3rd Floor

Gorgeous build-out with available furniture



6625 THE CORNERS PKWY

AVAILABLE

Suite 300

22,346 RSF

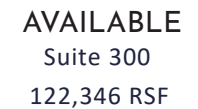


[CLICK HERE FOR VIRTUAL TOUR](#)

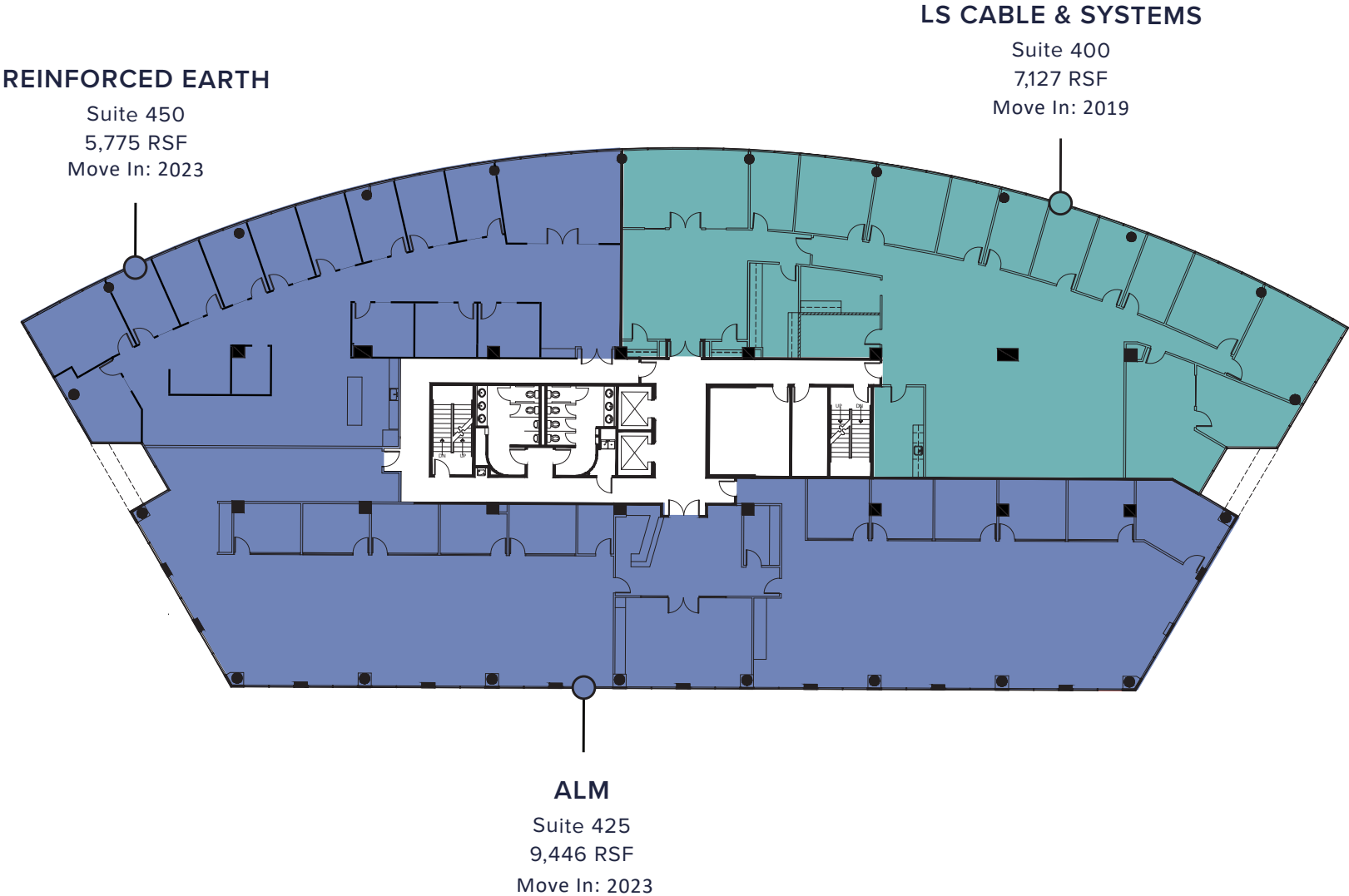
Gorgeous build-out with available furniture



[CLICK HERE FOR VIRTUAL TOUR](#)



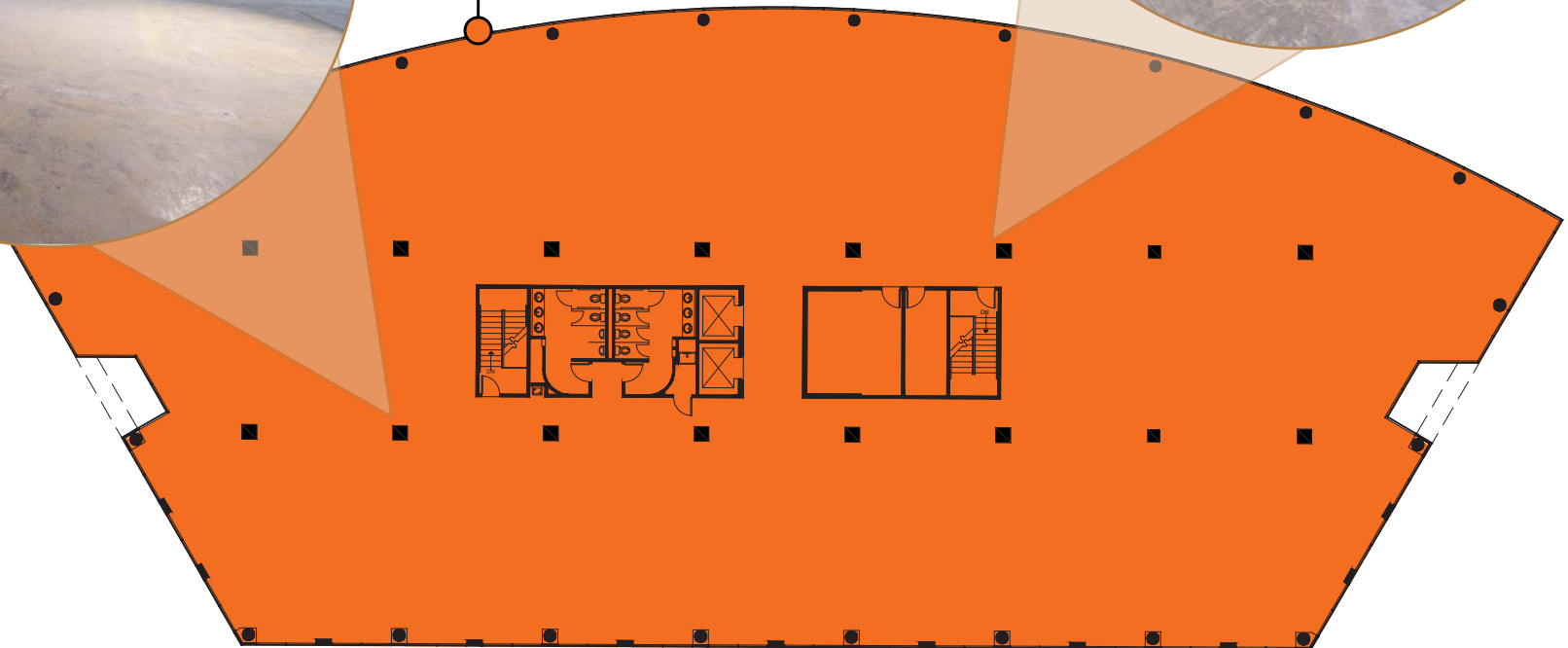
Floor Plans - 4th Floor



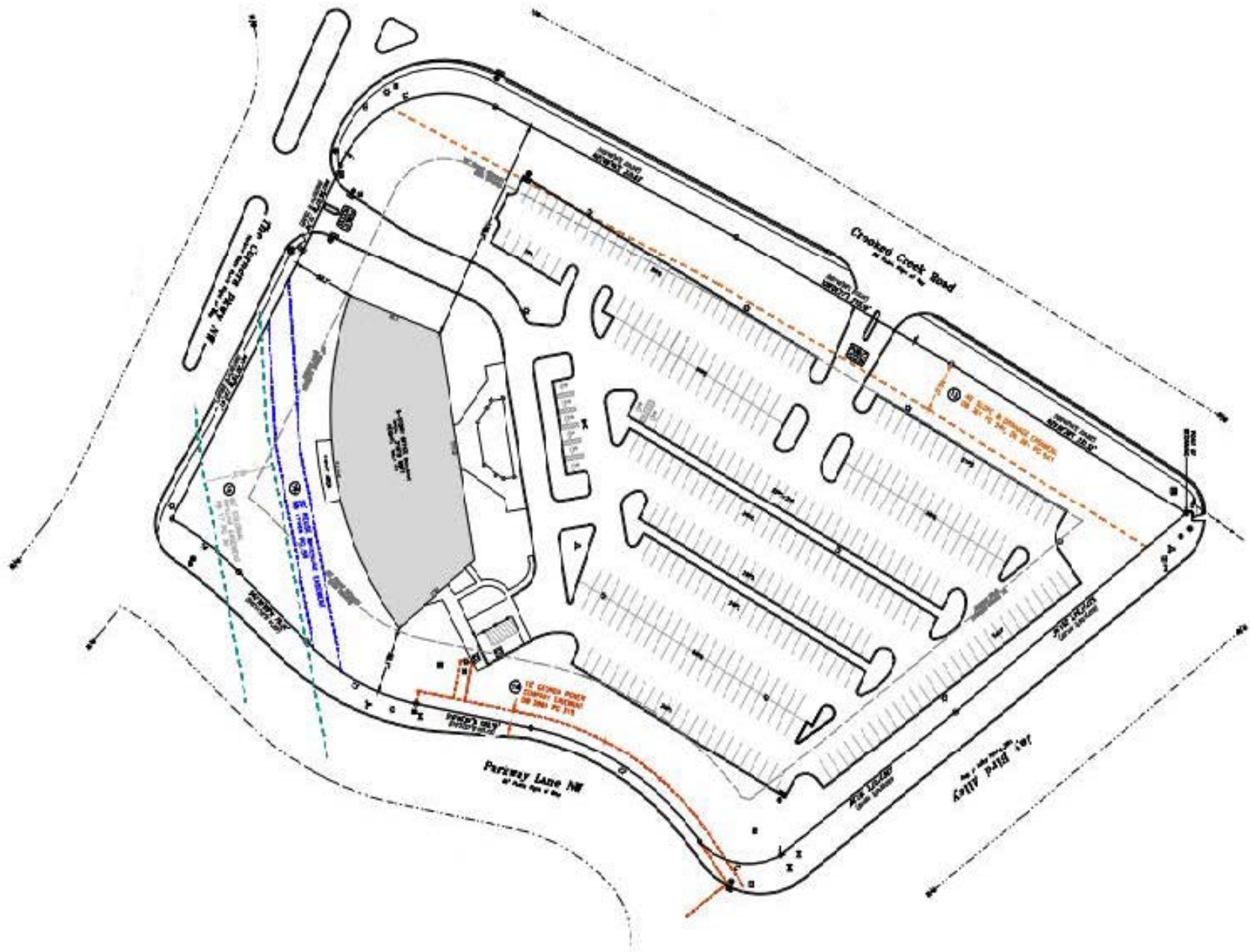
Floor Plans - 5th Floor



AVAILABLE
Suite 500
22,346 RSF



Survey



Sold Comparables



SUBJECT PROPERTY

6625 The Corners Parkway, Peachtree Corners, GA 30092

SALE PRICE	BUILDING SIZE	PRICE/RSF
\$10,000,000	±103,105 SF	\$96.98



**11680 Great Oaks Way
Alpharetta, GA**

SOLD PRICE	\$16,000,000
BUILDING SIZE	166,272 SF
PRICE/SF	\$96.23/SF
SOLD DATE	Dec 2023



**2763 Meadow Church Rd
Duluth, GA**

SOLD PRICE	\$5,400,000
BUILDING SIZE	55,156 SF
PRICE/SF	\$97.90/SF
SOLD DATE	Nov 2023



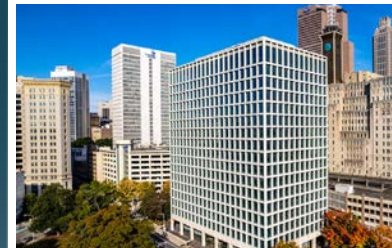
**3955 Johns Creek Ct
Suwanee, GA**

SOLD PRICE	\$6,050,000
BUILDING SIZE	53,788 SF
PRICE/SF	\$112.48/SF
SOLD DATE	Feb 2023



**6190 Powers Ferry Landing
Atlanta, GA**

SOLD PRICE	\$16,100,000
BUILDING SIZE	149,376 SF
PRICE/SF	\$107.78/SF
SOLD DATE	Dec 2022



**100 Edgewood Ave NE
Atlanta, GA**

SOLD PRICE	\$33,967,575
BUILDING SIZE	353,000 SF
PRICE/SF	\$96.23/SF
SOLD DATE	Dec 2023

Tenant Information



Round-The-World Logistics



The company's network of operations spans the globe, covering regions such as the Far East, Southeast Asia, the Indian Sub-Continent, Africa, Europe, the Mediterranean, and both North and South America.

The company focuses on the development of Third Party Logistics (3PL), and its achievements are reflected in the continued service of its customers since the year 2000.

Move-in: 2022
Suite: 120
Space Occupied: 1,653 SF
Rent/SF: \$22.15



Visix, Inc.



Visix, Inc. specializes in providing digital signage solutions that enhance communication across diverse environments such as corporate offices, educational institutions, and public spaces. The company offers a range of products including digital signage software, hardware, and content management tools designed to deliver dynamic and engaging visual content. Their technology is known for its user-friendly interface and scalability, making it adaptable to various organizational needs and helping clients effectively connect with their audiences.

Move-in: 2022
Suite: 100, 115
Space Occupied: 9,460 SF
Rent/SF: \$22.66



Conway Data, Inc.



Conway Data is the world's only full-service agency in the global corporate investment industry, with a nearly 70-year-old publications division, a 50-year-old association management division, a site selection consulting division, a marketing division, and decades of event management expertise.

For almost 7 decades, Conway Data has been the bridge between government and industry. Through our integrated services and relationships with our global network of corporate decision makers, Conway Data facilitates the attraction of hundreds of billions in foreign direct investment annually, helping create hundreds of thousands of new jobs in the process.

Move-in: 2004 (Renewed 2020)
Suite: 200, 210
Space Occupied: 10,448 SF
Rent/SF: \$22.40



Tenant Information



LS Cable & System USA Inc.



LS Cable & System, headquartered in Anyang, South Korea, was established in May 1962 and is a worldwide leader in medium voltage, high voltage, and extra high voltage underground cables. With 21 subsidiary companies throughout the world, LS has more than 60 factories, sales and production sites in 20 countries. In April 2017, the LS Group acquired the Energy Division of Superior Essex to create a subsidiary under the LS Cable & System umbrella.

Today, LS Cable & System USA is a leading US manufacturer and supplier of energy wire and cable products and distribution systems serving the commercial, industrial, renewable and utility markets.

Move-in: 2019
Suite: 400
Space Occupied: 7,127 SF
Rent/SF: \$22.61



The Reinforced Earth Company



The Reinforced Earth Company (RECo) is a civil engineering design company and supplier of materials for retaining walls, arches, sound walls, and related structures. We are recognized as the inventor of modern Mechanically Stabilized Earth (MSE) retaining walls. Their vast experience encompasses over 45,000 structures designed, serviced, and constructed in the United States since 1971.

Move-in: 2023
Suite: 450
Space Occupied: 5,775 SF
Rent/SF: \$22.15



ALM Automotive Group LLC



ALM Automotive Group began its journey in 2006, focusing on providing high-quality pre-owned vehicles to drivers in the Metro Atlanta area. Over time, the company expanded to ten locations across Georgia and South Carolina, enabling them to assist customers throughout the state without requiring long-distance travel.

Today, ALM Automotive Group offers a fully online car buying experience, allowing customers nationwide to shop conveniently from home. Their goal is to make the car-buying process as seamless and accessible as possible.

Move-in: 2023
Suite: 140, 425
Space Occupied: 9,444 SF
Rent/SF: \$20.50



02

MARKET OVERVIEW

Local Office Market

While the U.S. office market including metro Atlanta vacancy rates have been elevated since covid, tenant demand is beginning to improve. According to CoStar the 4 & 5 star rated office buildings in the Norcross / Peachtree Corners submarket in the last 12 months have experienced 112,000 SF positive absorption, 50 basis points rental rate growth and 25 basis points occupancy growth.

Provided proper for-lease marketing, the property could reach stabilization within 24 months. We predict office market demand in this market will improve within two years because of the following.

Some office buildings will be demolished with the land used for other purposes. Some buildings will be converted to other uses including data centers, self-storage, mixed-use, and residential. The conversion to residential will increase more rapidly from governmental tax incentives. On top of razed and converted buildings, new supply will plummet. There is very little office properties being built.

While supply will be reduced, demand will increase from back to office trends as well as population and job growth. Every month more companies are seeing the value of getting their people back in the office for collaboration, culture, training, etc. With the job market getting back to more equilibrium, back to office trends will continue. For example, UPS recently mandated in office requirements, and as of October 1st Truist bank employees must report in the office 5 days a week. Other large companies mandating back to office requirements include, Salesforce, Amazon, Kroger, TikTok, and IBM.

Couple improved demand with depleting supply, and you have a recipe for office to be the acquisition opportunity of the decade.

10.1M
INVENTORY
SQUARE FOOT

17.2%
VACANCY
RATE

\$21.59
MARKET
RENT/SF

Source: Costar, April 2024



Peachtree Corners

Peachtree Corners is Gwinnett County's newest city, established July 1, 2012. Situated in one of the fastest growing counties in Georgia, Peachtree Corners is conveniently located to major highways, Interstate 85, Interstate 285 and GA 400 and just 30 minutes northeast of downtown Atlanta. The city is 17 square miles in size and is located in the southwest corner of the county. Seven miles of the Chattahoochee River define its western border.

The new city's roots began in the late 1960s as a dream of businessman Paul Duke, who pitched the idea of creating Peachtree Corners, a planned community to be built in the area once known as Pinckneyville. Duke's dream included **Technology Park Atlanta**, a campus of low-rise buildings for high technology industries. Today Technology Park is home to Fortune 500 businesses and continues to attract high-tech companies drawing top-tiered engineering talent from around the country.

The subject neighborhood has benefitted from the historical growth from the historical growth from the major employment centers near the subject and from the Atlanta MSA. There is currently positive demand for both residential and commercial properties. The general long-term outlook for this area is positive due to the projected long-term increases in household growth and average household income. The economic health of the market should continue to improve in conjunction with the economy of metro Atlanta although growth prospects are tempered by somewhat uncertain future market conditions.



POPULATION

1 MILE	3 MILES	5 MILES
10,437	75,960	231,440



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,578	29,343	87,216



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$99,967	\$138,326	\$134,411

ESRI 2024



Peachtree Corners Town Center

In The Neighborhood

THE FORUM

The Forum on Peachtree Parkway is a major demand generator for the region. This is an open-air shopping mall that features three floors of high-end shopping and dining options across 580,000 square feet of space. The Developer is proposing to expand public areas, enhance the common areas and remerchandise the retail collection. Physical changes include inviting new tenants, more outdoor patio dining, and parking changes. That includes the addition of 381 multifamily units, a 125-key boutique hotel, new dining and experiential retail.



PEACHTREE CORNERS TOWN CENTER

A major mixed-use development near the Subject Property. It is a planned community that includes a variety of commercial and recreational amenities. More than two dozen restaurants and shops are located in the site. It also includes a town green, a 2-acre lawn that can hold concerts, movies, and other events.



CORNERS CONNECTOR TOWN CENTER TRAIL

Will connect the pedestrian bridge over Peachtree Parkway that connects Town Center with The Forum. The new recreational trail is expected to be a half-mile in length, and it is part of the continued development of the Town Center and will connect it to Peachtree Corners.

INTUIVE SURGICAL DEVELOPMENT

Intuitive Surgical announced that it will make a \$500 million investment to the city that will bring 1,200 new jobs. Located in Curiosity Lab within the Technology Park, the company will develop a six-building campus, expanding its current location to create a regional headquarters. The new buildings will total more than 750,000 square feet of manufacturing and engineering operations, state-of-the-art training facilities for surgeons and hospital care teams, and administrative offices. The new facilities will open in phases, as they are constructed, with the entire expansion project scheduled to be completed by 2024.

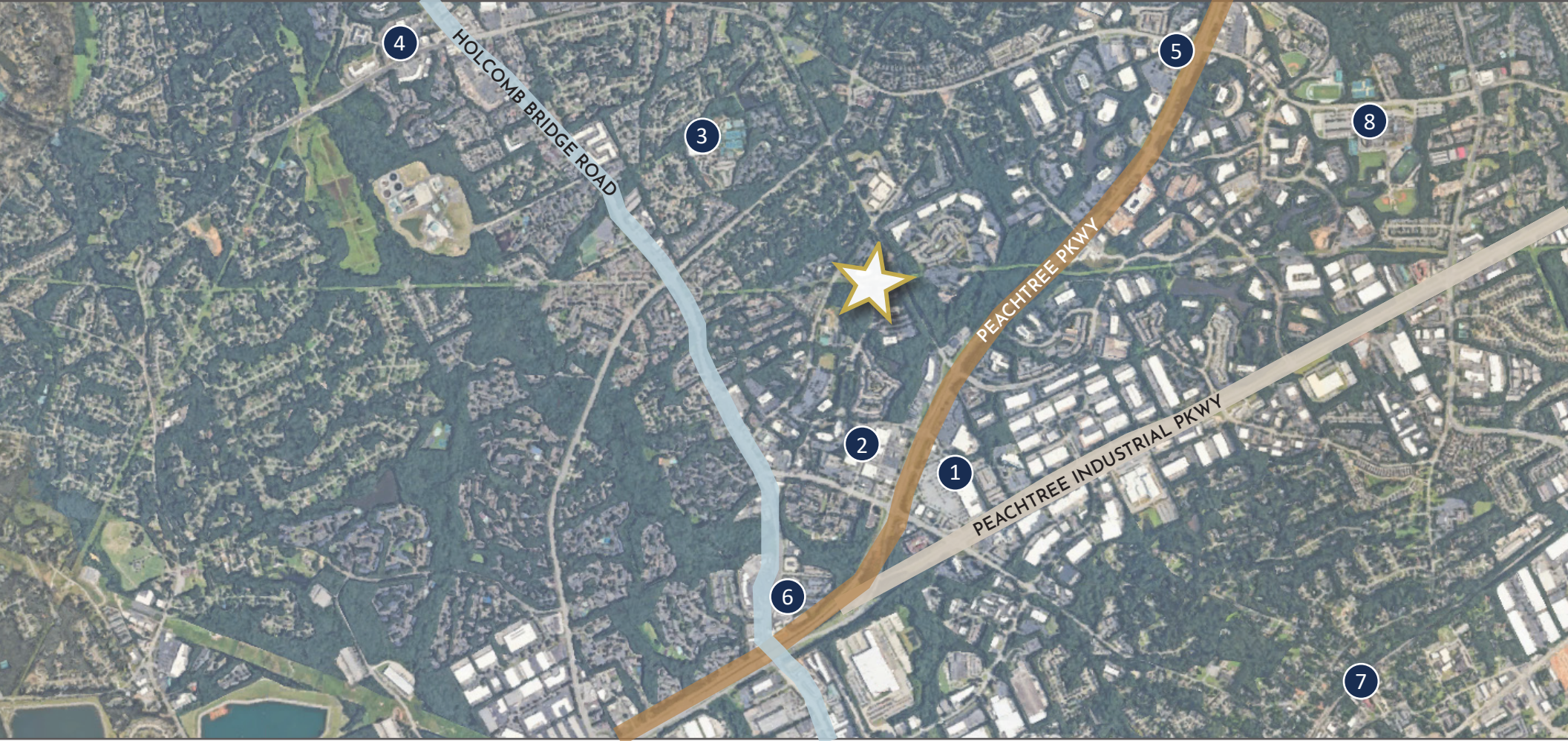
CROOKED CREEK TRAIL

Part of efforts to develop a continuous Chattahoochee Riverlands trail along the Chattahoochee River from Newnan to Buford Dam. This trail will be three to three-and-a-half miles, and it will join at Technology Park.

TECHNOLOGY PARK RVAMP

The city seeks to create an "innovation hub" and reform it into a live/work/play community geared towards modern businesses and millennial workforces. Elements of the remake include the development of new housing aimed at millennials. The project's high-end amenities include lake and boat-dock access, a clubhouse, fitness center, a resort-style pool with a sun terrace, an Uber lobby and a cybercafé.

New & Planned Developments
Area Amenities



In The Area



Subject Property

- 1 Target, Panda Express, Office Depot, Smoothie King, Starbucks, Truist, Dick's Sporting Goods, PetSmart, Cicis Pizza, Cheeseburger Bobby's, Nothing Bundt Cake, Jersey Mike's Subs, Courtyard Hotel
- 2 LA Fitness, ALDI, Chick-fil-A, NCG Cinemas, BurgerFi, Panera Bread, Krystal, IHOP, Jimmy John's, Buffalo Wild Wings, Wok N' Roll, Starbucks, Walgreens

- 3 Lifetime Fitness & Tennis Club

- 4 Dunkin, KFC, Taco Bell, Dollar Tree, FurKids Animal Shelter, Atlanta Cricket Zone, Bowlero Norcross, Publix

- 5 Arby's, Wendy's, Goodwill, Burn Boot Camp, Atlanta Tech Park

- 6 Publix, Northside Hospital- Duluth, Chick-Fil-A, Taco Mac, Planet Fitness, The Breakfast Bar

- 7 **Downtown Norcross** - B&W Burgers, Buns & Brews, The Crossing Steakhouse, The Local Peach, Dominick's Italian, Zapata Tacos

- 8 Norcross High School, Wesleyan School

Atlanta at a Glance

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

**- U.S. CENSUS BUREAU
POPULATION DIVISION**

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city’s continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

MAJOR EMPLOYERS

KING & SPALDING



accenture



facebook





Google

Anthem



Honeywell



Mercedes-Benz



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

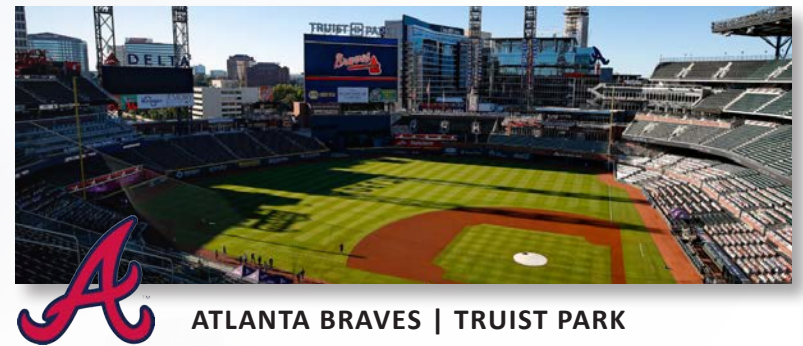
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM



03

CONTACT INFORMATION

Broker Profiles



MICHAEL BULL, CCIM
President, The Office Group
404-876-1640 x101
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.



AUSTIN BULL
Commercial Real Estate Advisor
404-876-1640 x175
Austin@BullRealty.com

Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 7 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.

ABOUT *BULL REALTY*

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

CONNECT WITH US:

<https://www.bullrealty.com/>



26

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 6625 The Corners Pkwy, Peachtree Corners, GA 30092. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____, 2024.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

MICHAEL BULL, CCIM
President, The Office Group
Michael@BullRealty.com
404-876-1640 x101

AUSTIN BULL
Commercial Real Estate Advisor
Austin@BullRealty.com
404-876-1640 x175

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com